

# Buckelew Farm

MACON, GEORGIA

JONES COUNTY



Hunting | Ranching | Fly Fishing | Conservation



# BUCKELEW FARM

Macon, Georgia

±1,544 Acres | Listing Price: \$10,700,000

Located minutes from Macon, Georgia, the fourth largest city in the state, this stunning property offers 1,544 acres of rolling forested hills and miles of creeks and hardwood bottoms. Buckelew Farm was recognized as the 2006 and 2016 Georgia Tree Farm of the Year for its demonstrated commitment to sustainable forestry practices in balancing timber production, wildlife habitat, and water quality. Protected by a Working Forest Conservation Easement, the land will continue to be managed as a renewable forestry asset providing critical wildlife habitat and water quality protection in perpetuity. With over 20 miles of trails and roads, every acre of Buckelew's diverse landscape can be easily explored. The mature pine stands provide habitat for the wild quail populations while hardwood bottoms along the miles of creeks and streams offer prime foraging habitat for deer and wild turkey. A large, planted dove field and duck pond also provide the opportunity to interact with those species when in season. A beautiful, custom-built 4,000 sqft main lodge overlooking a 20-acre lake, manager's home, barn, shop, and other outbuildings complete the array of improvements with an additional building envelope available for new construction across the lake. With paved road frontage on Upper River Road, Buckelew Farm offers easy accessibility to Macon and its airport, amenities, and Interstate 75. With its outstanding location, prime wildlife habitat, and tasteful improvements, Buckelew Farm is a remarkable estate for those seeking a harmonious blend of nature and convenience.

## Contacts

Jon Callaghan, Broker

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## IMPROVEMENTS

Bucklew Farm's impressive improvements include a 4,000 sqft custom log home overlooking a 20-acre lake. The home boasts five bedrooms, four full bathrooms, and a powder room. With modern amenities, porches, patios, and a basement recreation area, the main lodge has plentiful space to entertain family and friends. An additional building site can be found across the lake. The property also includes a barn, shop, and manager's home. The meticulously managed pine plantations, a large dove field, numerous deer stands, a long-distance shooting range, and duck impoundments are all well-maintained and ready for the hunting season.









## HUNTING AND WILDLIFE

A long, scenic drive through beautiful, thinned pine stands leads to the lakefront main lodge at Buckelew Farm. Views from the living areas, porches, and firepit look out over the pristine lake and mature pine forest. The property is in one of Georgia's prime white-tailed deer regions. It also boasts wild quail populations and superior wild turkey habitat. Multiple food plots and scores of mature Sawtooth Oaks provide supplemental nutrition for the deer population. The large dove field is ready to host a large crowd during the season. Several miles of frontage on Walnut Creek and other tributaries provide a critical foraging habitat for wild turkeys. Natural wetlands also provide suitable duck habitat. The lake, while the centerpiece of the viewshed, also serves a great purpose as an excellent bass fishing location. A quick look around the main lodge's walls will reveal the quality of the trophy mounts that all came from the Buckelew Farm.







## WATER FEATURES

Bucklelew Farm includes a 20-acre lake, a duck pond near Walnut Creek plus an additional floodable impoundment area. The property also enjoys over three miles of frontage on Walnut Creek, near its confluence with the Ocmulgee River at the Ocmulgee Mounds National Historic Park, and its tributaries.



## FARM HISTORY

The property was originally assembled in 2013 to provide a sporting retreat and easy getaway for Atlanta-based sporting enthusiasts. Since then, the property has been meticulously managed to balance both timber and wildlife production. Buckelew Farm remains a faithful working forest with investment returns available from the ongoing sustainable timber harvest.



## CONSERVATION EASEMENTS/OPPORTUNITIES

Bucklew Farm is protected in perpetuity under a Working Forest Conservation Easement. Timber management and all recreational uses are allowed. Additional and existing building envelopes allow for additional housing and improvements to be developed.

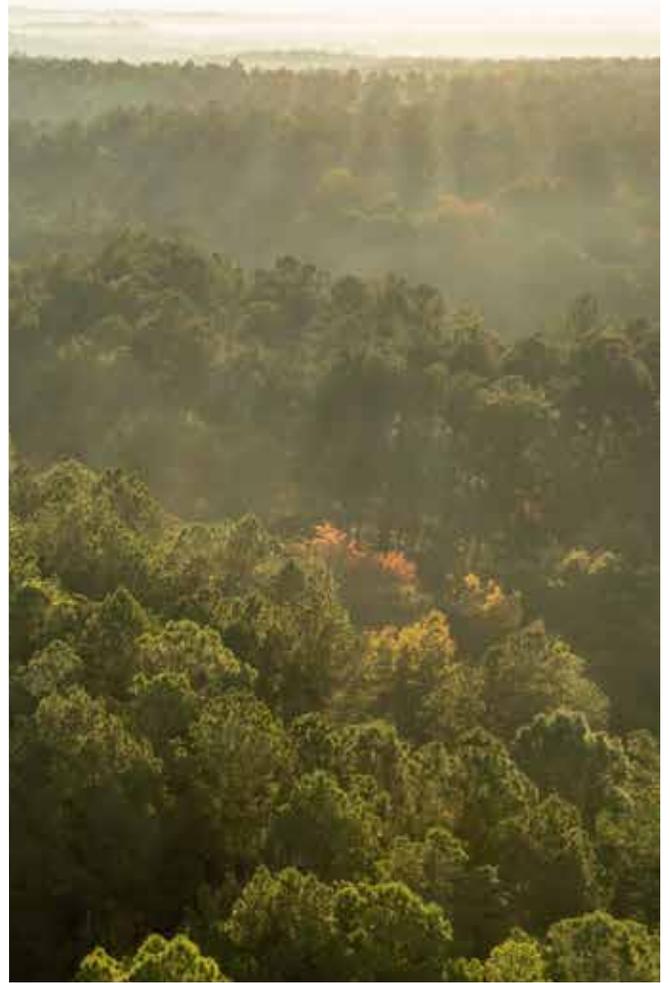
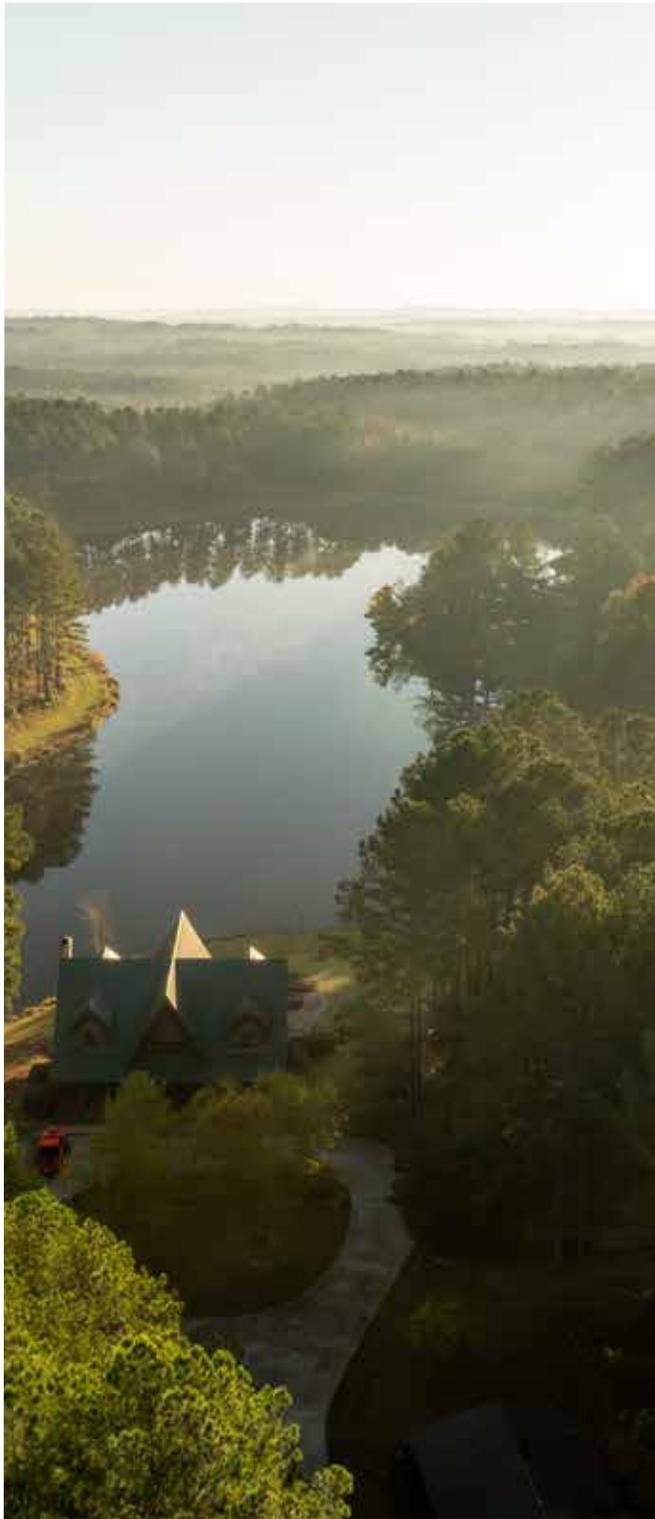
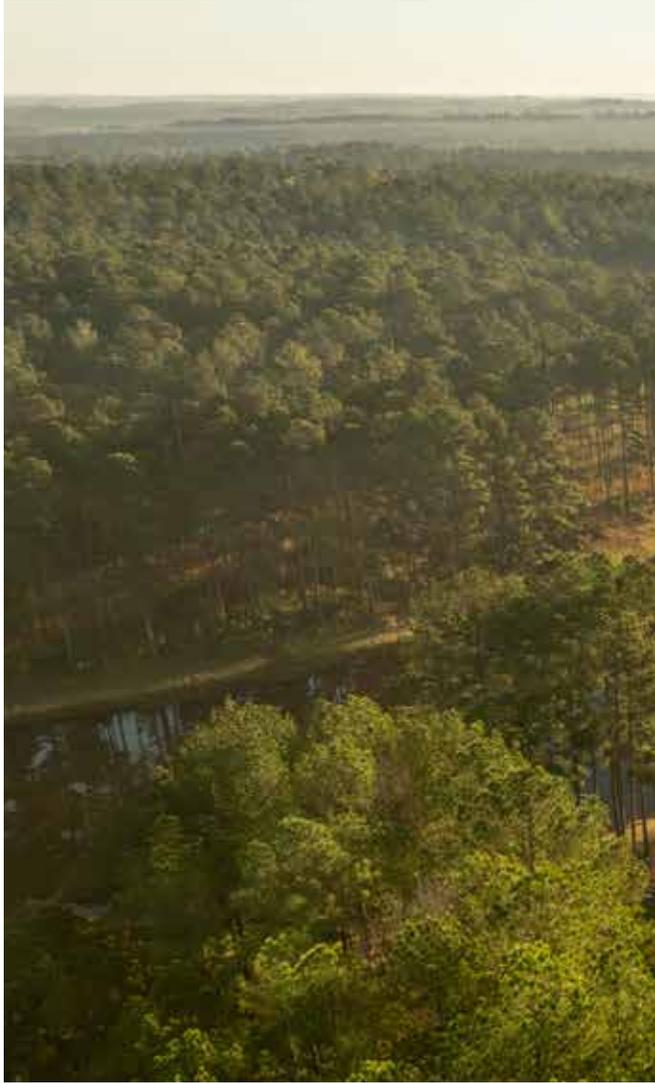




## LOCATION

Macon, Georgia, epitomizes Southern charm with its rich history, vibrant culture, and welcoming community. Located in the heart of Georgia, Macon offers convenient access to major cities like Atlanta and Savannah, making it an ideal location for those who appreciate a quieter lifestyle while staying connected to urban amenities. The city's historic downtown is a bustling center of activity, home to excellently maintained buildings, unique stores, and a wide variety of restaurants serving anything from modern cuisine to traditional Southern food. The city's rich cultural heritage is preserved through museums, live events, and yearly festivals that showcase its musical history, especially its connections to Southern rock icons like the Allman Brothers Band. Recreational opportunities in Macon are copious, catering to a variety of interests. Amerson River Park provides a scenic escape with its extensive trails, playgrounds, and access to the Ocmulgee River for kayaking and canoeing. Lake Tobesofkee is a favorite spot for boating, fishing, and swimming, surrounded by parks and campgrounds ideal for family outings and nature lovers.

Golfers can enjoy several well-maintained courses, including the picturesque Bowden Golf Course. Overall, Macon, Georgia, offers a balanced lifestyle that contrasts Atlanta's and Savannah's urban environments. With its rich history, vibrant culture, and abundant recreational opportunities, Macon provides a more relaxed, community-focused living experience that residents and visitors appreciate.



## SUMMARY

Buckelew Farm is a 1,544-acre estate near Macon, Georgia, celebrated for its sustainable forestry practices and wildlife habitat. Recognized as the Georgia Tree Farm of the Year in 2006 and 2016, the property is permanently protected under a Working Forest Conservation Easement, ensuring sustainable timber production, wildlife preservation, and water quality. Its diverse landscape includes pine plantations, hardwood bottoms, creeks, and wetlands, supporting abundant wildlife like deer, turkey, quail, and ducks.

The property features a 4,000 sqft custom-built main lodge overlooking a 20-acre lake, complete with modern amenities, porches, and a recreation area. Additional improvements include a manager's home, barn, shop, dove field, duck pond, and a long-range shooting facility. Over 20 miles of trails and roads provide access to every part of the property.

Located minutes from Macon, the estate combines natural beauty with convenience. Macon itself is rich in history and culture, offering vibrant downtown activities, outdoor recreation, and proximity to major cities like Atlanta and Savannah. Buckelew Farm is a harmonious retreat blending forestry investment, outdoor adventure, and Southern charm.





# BUCKELEW FARM

±1,544  
A C R E S

LOCATED IN MACON, GEORGIA

LISTED AT  
\$10.7M

TURNKEY SPORTING AND RECREATIONAL OPPORUNITY WITH MODERN IMPROVEMENTS

## IMPROVEMENTS

- 4,000 sqft custom log home with five bedrooms, four full bathrooms, a half-bathroom, and an office
- Features modern amenities, porches, patios, and a basement recreation area with a bar
  - Masonry fireplace
- Equipment barns and outbuildings
  - Manager's house

## LOCATION

- 1.5-hour drive to Atlanta
- 1.5-hour drive to Athens
- 1-hour drive to the Burge Club
- Less than 10 minutes from Macon
- 10 miles south of Middle Georgia Regional Airport (MCN)
- 85 miles from Hartsfield-Jackson Atlanta International Airport (ATL)

## RECREATION

- 20-acre lake and duck pond
  - Multiple deer stands
  - Managed dove field
- 1,200 yard rifle range and shooting house
- ±2 miles of public road frontage
- ±20 miles of internal road network Miles of Walnut Creek
- Horseback riding and hiking



## Jon Callaghan

Atlanta, Georgia

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Brokers representing well-qualified prospective buyers are welcome to enquire and are cordially invited to contact Live Water Properties for information regarding cooperation policies.

### Notes:

1) This is an exclusive listing of Live Water Properties LLC; an agent of Live Water Properties must be present to conduct a showing. The owners respectfully request that other agents and/or prospective buyers contact Live Water Properties in advance to schedule a proper showing and do not attempt to tour or trespass the property on their own. Thank you. 2) Offering subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information provided herein is intended as a general guideline and has been provided by sources deemed reliable, but the accuracy of which we cannot guarantee. 3) Live Water Properties LLC represents the Seller as a Seller's Agent.

# BROKER INFORMATION

## **Experience:** 2023 - Present

Associate Broker, Live Water Properties, LLC

## 2017 – 2023

Managing Partner, Black Bluffs Partners, LLC

## 2015 - 2017

Shareholder, Forest Investment Associates

## 2004 - 2015

Director of Real Estate and Portfolio Manager, Regions Morgan Keegan Timberland Group and successors

## 1995 - 2004

Real Estate Officer, Private Wealth Management, SunTrust Bank of Georgia

**Affiliations:** Board of Trustees, The Georgia Forestry Association and The Georgia Forestry Foundation, Ducks Unlimited, Institute for Georgia Environmental Leadership, Class of 2019

**Education:** Bachelor of Business Administration, The University of Georgia  
Masters of Business Administration, Real Estate, Georgia State University

**Achievements:** For over two decades, Jon has grown and dedicated his expertise to collaborating with private clients as well as public and private institutional investors, offering insights across a spectrum of real estate, timberland and conservation-oriented investment ventures. He has led and been involved with the assessment and execution of many real estate and conservation projects, resulting in the evaluation of hundreds of thousands of acres in the United States and abroad. His career has taken him across four continents, engaging with clients and assets spanning North and South America, Europe, and Africa. Jon's unwavering commitment to managing client relationships is rooted in a fiduciary ethos with an unwavering dedication to privacy.

**Personal:** Callaghan and his wife have three active children and reside in Atlanta, GA. A passionate outdoorsman, he has held hunting and fishing licenses in over a dozen US states and several foreign countries. He enjoys all types of outdoor recreational pursuits, especially fishing, upland bird hunting, snowboarding and travel.



**Davis Willis**

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## BROKER INFORMATION

**Experience:** 2023 – Present

Broker at Live Water Properties

**2022-2023**

SVN Saunders Ralston Dantzler

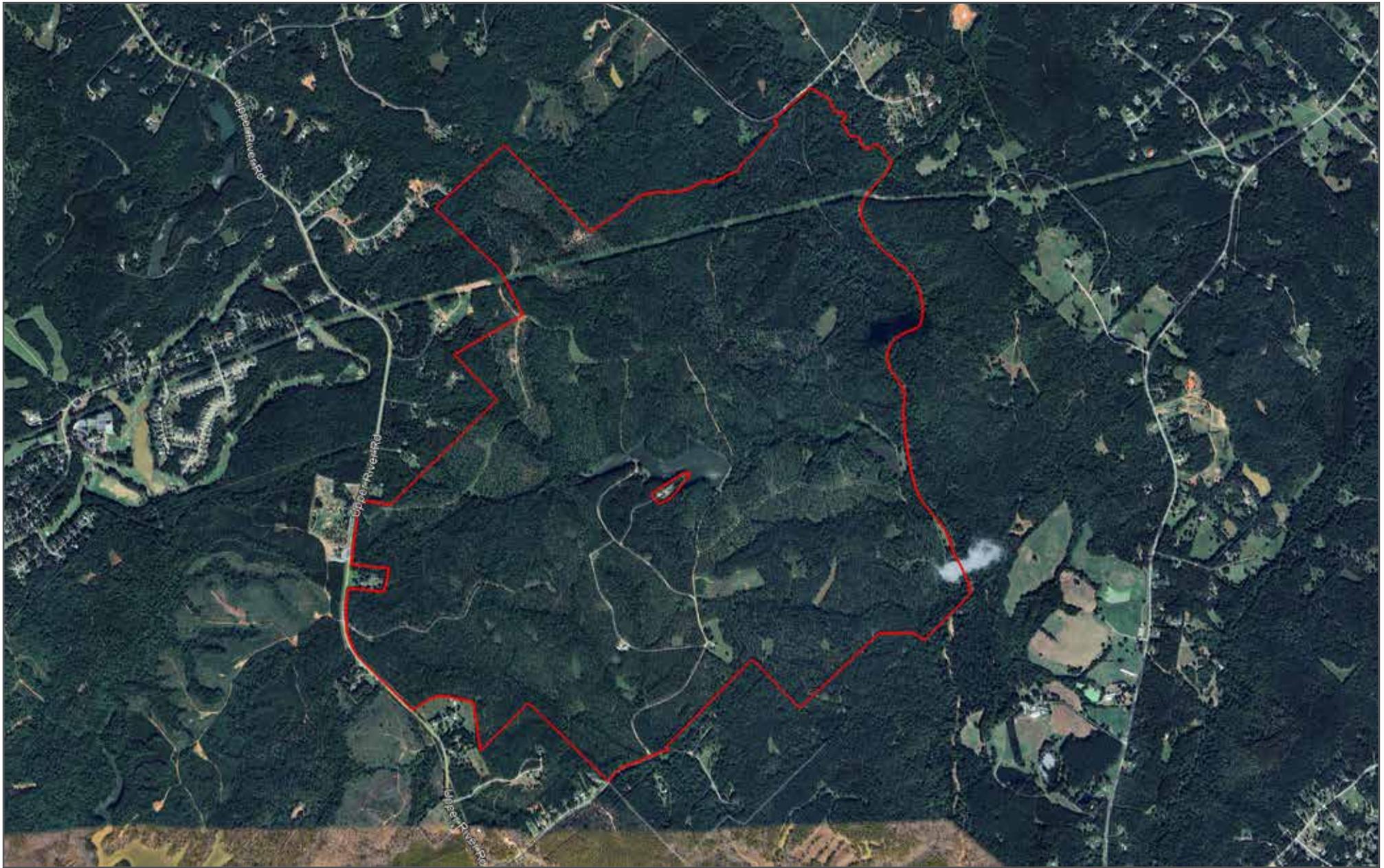
**2019-2022**

Broker at Needmore Properties

**Affiliations:** Whitetail Unlimited, NWTF, and Bonefish Tarpon Trust

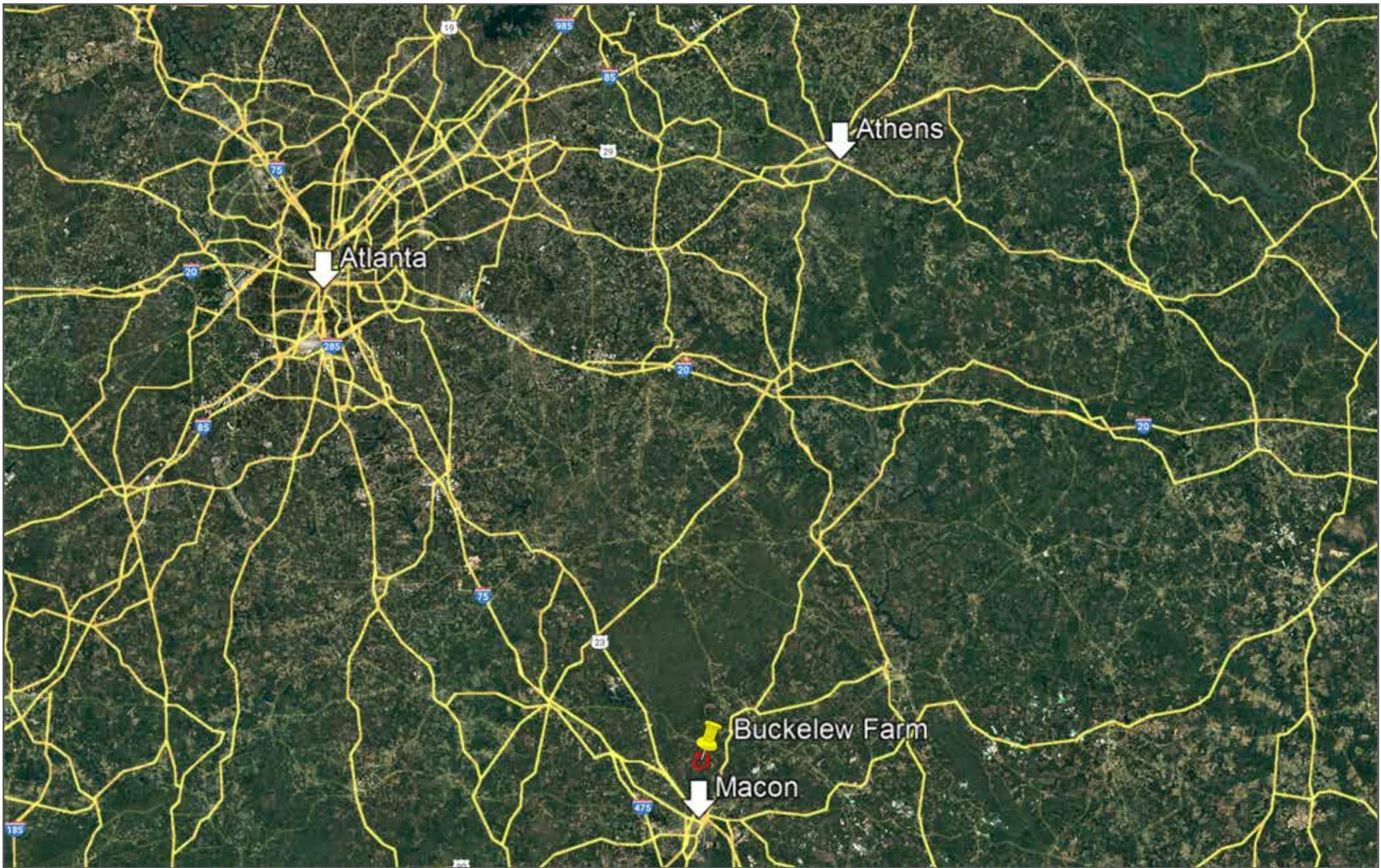
**Education:** Bachelor of Business Administration in Finance, Auburn University

**Personal:** Born and raised in Albany, GA, Davis is a fifth generation South Georgian who has deep ties in South Georgia. Being raised around farm and recreational properties, Davis has fostered a love for the outdoors from his early days hunting and fishing around the Albany area. These experiences have created a passion and desire to promote land stewardship. Specifically, land development and land management done the right way.



## Buckelew Farm - Aerial Map

••Maps are for visual aid only accuracy is not guaranteed.



## Buckelew Farm - Location Map

••Maps are for visual aid only accuracy is not guaranteed.